

027.B

0001

0001.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

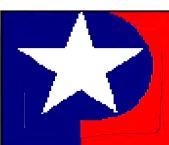
584,500 / 584,500

USE VALUE:

584,500 / 584,500

ASSESSED:

584,500 / 584,500

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
66-68		OXFORD ST, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: HARMAN NANCY L		
Owner 2:		
Owner 3:		
Street 1: 66 OXFORD STREET		
Street 2:		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Wood Shingle Exterior and 1982 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7053																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description		User Acct
102		0.000	581,200	3,300			584,500			154184
										GIS Ref
										GIS Ref
										Insp Date
										05/17/18

PREVIOUS ASSESSMENT

Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV		581,200	3300	.		584,500		Year end	12/23/2021
2021	102	FV		563,600	3300	.		566,900		Year End Roll	12/10/2020
2020	102	FV		554,900	3300	.		558,200		558,200 Year End Roll	12/18/2019
2019	102	FV		488,300	3300	.		491,600		491,600 Year End Roll	1/3/2019
2018	102	FV		430,600	3300	.		433,900		433,900 Year End Roll	12/20/2017
2017	102	FV		391,500	3300	.		394,800		394,800 Year End Roll	1/3/2017
2016	102	FV		391,500	3300	.		394,800		394,800 Year End	1/4/2016
2015	102	FV		360,900	3300	.		364,200		364,200 Year End Roll	12/11/2014

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes
		19566-099		12/1/1988				1	No	No	N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/4/2011	803	New Wind	6,484						9/2/2021	USPS	MM	Mary M
3/6/2006	141	Redo Bat	10,000			G7	GR FY07		5/17/2018	Measured	DGM	D Mann
11/8/2004	1076	Porch	25,000			G6	GR FY06	REM/REPL PORCH, EN	4/24/2006	Permit Visit	BR	B Rossignol
11/1/2002	823	New Wind	11,781					20 VINYL REPL WNDW	4/26/2005	Info Fm Prmt	BR	B Rossignol
									5/6/2000		197	PATRIOT

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																		
Type: 99 - Condo Conv		Full Bath: 1	Rating: Good	641-3983, Building Number 1.																										
Sty Ht: 1 - 1 Story		A Bath:	Rating:																											
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																											
Foundation: 2 - Conc. Block		A 3QBth:	Rating:																											
Frame: 1 - Wood		1/2 Bath:	Rating:																											
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:																											
Sec Wall:	%	OthrFix:	Rating:																											
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID																								
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Good	1st Res Grid Desc: Line 1 # Units 1																										
Color: BROWN		A Kits:	Rating:	Level FY LR DR D K FR RR BR FB HB L O																										
View / Desir:		Frl:	Rating:	Other																										
GENERAL INFORMATION				WSFlue:	Rating:	Upper																								
Grade: C - Average				Lvl 2																										
Year Blt: 1916	Eff Yr Blt:	Lvl 1																												
Alt LUC:	Alt %:	Lower																												
Jurisdict: G6	Fact: .	Totals				RMS: 5	BRs: 2	Baths: 1	HB																					
Const Mod:		REMODELING				RES BREAKDOWN																								
Lump Sum Adj:		Exterior:				No Unit	RMS	BRs	FL																					
INTERIOR INFORMATION				Interior:				1	5	2	0																			
Avg Ht/FL: STD		Additions:																												
Prim Int Wal: 2 - Plaster		Kitchen:																												
Sec Int Wall:	%	Baths:																												
Partition: T - Typical		Plumbing:																												
Prim Floors: 4 - Carpet		Electric:																												
Sec Floors:	%	Heating:																												
Bsmnt Flr:		General:																												
Subfloor:		Totals				1	5	2																						
Bsmnt Gar:																														
Electric: 3 - Typical																														
Insulation: 2 - Typical																														
Int vs Ext: S																														
Heat Fuel: 1 - Oil																														
Heat Type: 3 - Forced H/W																														
# Heat Sys: 1																														
% Heated: 100	% AC:																													
Solar HW: NO	Central Vac: NO																													
% Com Wal	% Sprinkled																													
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																						
SPEC FEATURES/YARD ITEMS				PARCEL ID 027.B-0001-0001.0																										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value												
3	Garage	D	Y	1	10X20	A	AV	1930	27.50	T	40	102			3,300			3,300												

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 5	BRs: 2
	Baths: 1	HB

CONDOS INFORMATION

Location:	
Total Units:	
Floor: 1 - 1st Floor	
% Own: 45.00000000	
Name: 95 - 7053	

DEPRECIATION

Phys Cond: GV - Good-VG	10. %
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	10.8 %

CALC SUMMARY

Basic \$ / SQ: 305.00
Size Adj.: 1.17976785
Const Adj.: 0.99000001
Adj \$ / SQ: 356.231
Other Features: 60500
Grade Factor: 1.00
NBHD Inf: 0.85000002
NBHD Mod:
LUC Factor: 1.00
Adj Total: 651567
Depreciation: 70369
Depreciated Total: 581198
WtAv\$/SQ:
AvRate:
Ind.Val
Juris. Factor: 1.00
Before Depr: 302.80
Special Features: 0
Val/Su Net: 293.24
Final Total: 581200
Val/Su SzAd 293.24

Net Sketched Area: 1,982	Total: 706,050
Size Ad	1982
Gross Area	1982
FinArea	1982

IMAGE



AssessPro Patriot Properties, Inc

More: N Total Yard Items: 3,300 Total Special Features: Total: 3,300